

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS
IN THE WEST END URBAN RENEWAL AREA
PROJECT NO. U.R. MASS. 2-3

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the West End Urban Renewal Area, Project No. Mass. 2-3, hereinafter referred to as the "Project Area, has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Local Public Agencies carrying out urban renewal projects are required by the Secretary of HUD to certify the existence of certain facts and to issue certain proclaimers; and

WHEREAS, on April 29, 1971, Philip G. Tashjian by an appropriate Authority vote was designated the Staff Reuse Appraiser for "fragment parcels"; and

WHEREAS, on February 25, 1971, by an appropriate Resolution the Director was authorized to prepare, execute and submit to HUD Proclaimer Certificates relative to LPA Staff Appraisal and reuse value of "fragments" of property:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the "fragment" parcels in accordance with the Urban Renewal Plan for the Project Area.

<u>Disposition Parcels</u>	<u>Recommended Minimum Disposition Price</u>
4	\$460.00
5	810.00
5-2A	160.00
5-2B	115.00

WEST END URBAN RENEWAL AREA

SUMMARY OF REUSE APPRAISAL DATA

<u>PARCEL</u>	<u>AREA & SQ. FT.</u>	<u>REUSE</u>	<u>RECOMMENDED MINIMUM DISPOSITION</u>
4	2084	Institutional	\$460.00
5	3682	"	\$810.00
5-2A	731	"	\$160.00
5-2B	524	"	\$115.00

WEST END PROJECT
PROJECT NO. MASS 2-3

CAMBRIDGE STREET

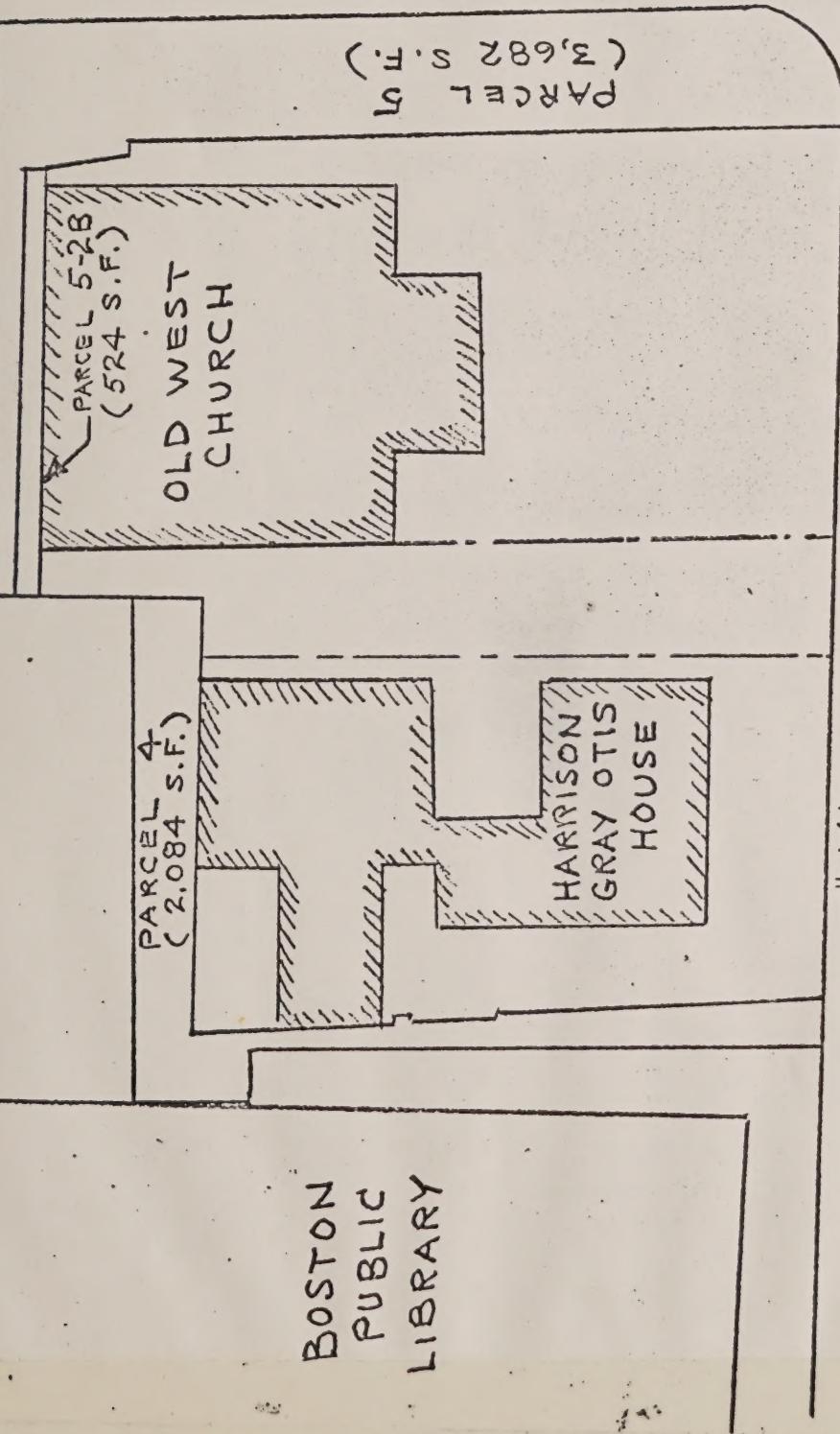
131

CAMBRIDGE STREET

141

RETIN' FOUNDATION

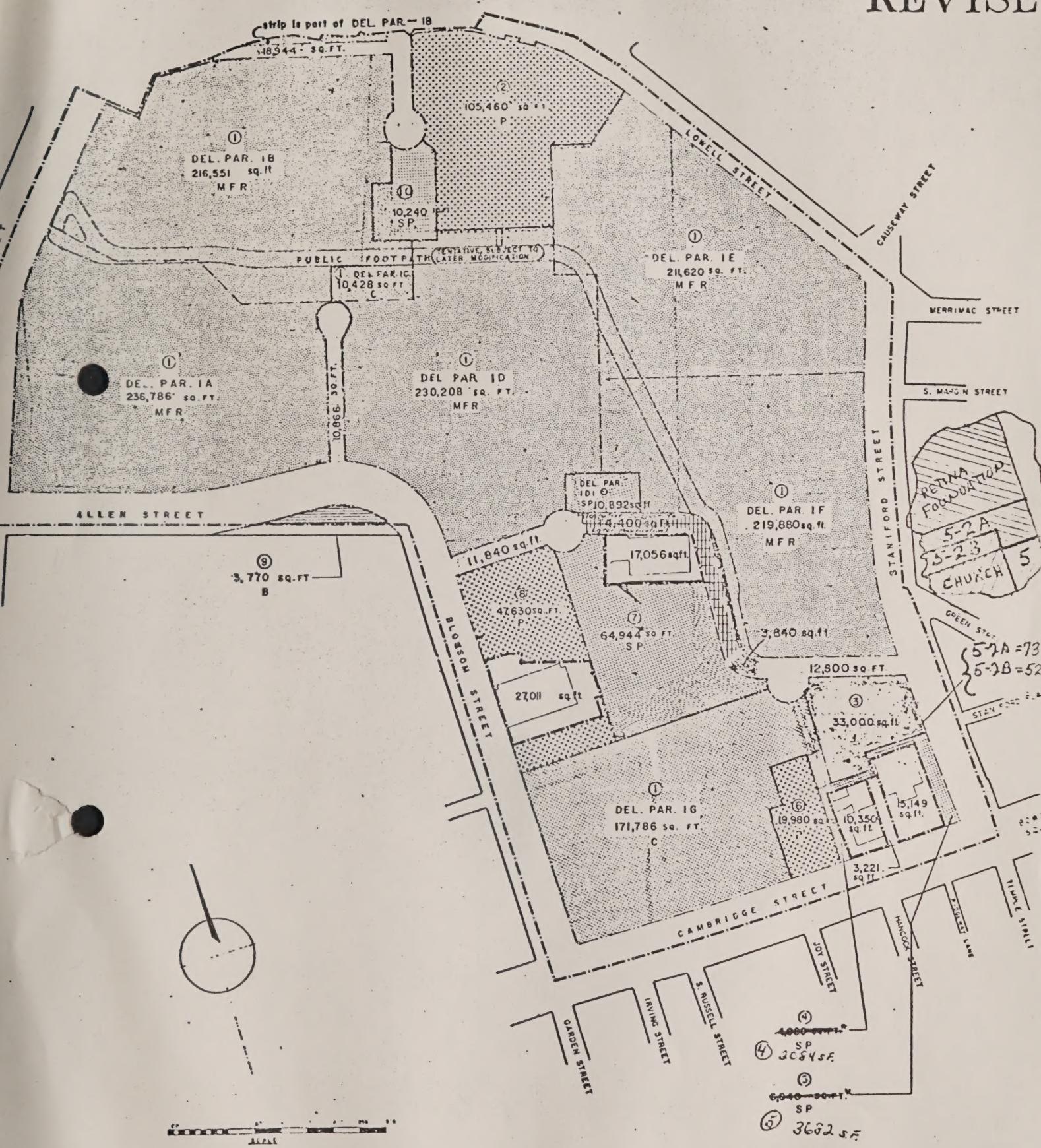
PARCEL 5-2A
(731 S.F.)



STANIFORD STREET

PARCEL 5
(3,682 S.F.)

REVISE



VICTOR GRUH ASSOCIATES
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LAND DISPOS

WEST END URBAN RENEWAL AREA

SUMMARY OF REUSE APPRAISAL DATA

<u>Parcel</u>	<u>Reuse</u>	<u>Area</u>	<u>Price Per Sq.Ft.</u>	<u>Recommended Min.Disp.Price</u>
4	Institutional	2084	\$0.22	\$460.00
5	Institutional	3682	\$0.22	\$810.00
5-2A	Institutional	731	\$0.22	\$160.00
5-2B	Institutional	524	\$0.22	\$115.00

MEMORANDUM

October 28, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WEST END URBAN RENEWAL AREA
PROJECT NO. MASS. 2-3
REQUEST TO PROCLAIM MINIMUM DISPOSITION PRICES
PARCELS 4, 5, 5-2A, 5-2B

A number of disposition sites located within the West End Urban Renewal Area are vacant lots which are fragment parcels and are intended for incidental reuse. These sites must be appraised and sold in accordance with Authority policy and procedures.

Parcel 4 is located adjacent and to the rear of 141 Cambridge Street. This unbuildable fragment parcel consists of 2,084 sq.ft. and will be developed by the abutter, The Society for the Preservation of New England Antiquities, more commonly known as the Harrison Gray Otis House. It will be utilized as a landscaped area.

Parcel 5 is located on the corner of Cambridge Street and the now widened Staniford Street. This unbuildable "fragment" parcel consists of 3,682 sq.ft. and will be developed by the American Methodist Society of America, more commonly known as the Old West Church located at 131 Cambridge Street. It is intended to restrict the use to landscaping.

Parcel 5-2A and 5-2B are adjacent to the Retina Foundation and to the rear of The Old West Church and consist of a total 1255 sq.ft. These two fragment parcels will be utilized by the Retina Foundation for landscaping. Part of this area will be utilized for PHASE III Building expansion at a future time and will be subject to the Authority's Design Review requirements.

Since Local Public Agencies carrying out urban renewal projects are required by the Secretary of the Department of Housing and Urban Development to certify the existence of certain facts and to issue certain proclaimers, we hereby recommend that the Authority adopt the attached Resolution proclaiming the recommended minimum disposition price for the parcels listed thereon.

An appropriate Resolution is attached.

Attachment